



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Contractors Examining Board

Wednesday, February 1, 2023

3:30 PM

City Hall

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

FOR VISUAL PRESENTATIONS: Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

Call Meeting To Order - 3:34 P.M.

Roll Call

Absent 3 - Mr. Balbuena Sr, Mr. Chinnis, and Mr. Vazquez

Present 4 - Mr. Millelli, Ms. Norris, Mr. Waite, and Chairman Castellanos

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was unanimously approved as presented.

Approval of Minutes

1 September 7, 2022

Attachments: [Minutes](#)

A motion was made by Mr. Waite, seconded by Ms. Norris, that the Minutes be Approved. The motion passed by unanimous vote.

Administering the Oath by the Clerk of the Board

Action Items

2 (Hearing)
Case: #22-01451
Address: 1328 Duncan St.

Contractor: Key West Trim Works
(Luigi Vaccaro)
Code Officer: Leo Slecton

Date of Violation(s) 11/01/2022
Case: #21-01451 - Building Ordinance

Code Violations:
Count 1: Sec. 14-37 - Work performed beyond the scope of the issued permits

Address: 1328 Duncan St.

On 11/01/2022 while conducting a building inspection with City of Key West Chief Building Official Ramsingh, and Code Compliance Officer Leo Slecton observed and photographed non-permitted, and over the scope work at the subject address. No work was being performed during our inspection however, there were four workers onsite that said they were employed by Key West Trim Works. They indicated that they performed the over scope and non-permitted work to CBO Ramsingh. Owner of record is KWRH LLC 817 Duval St. Key West, FL. BID2022-2048. I secured a Stop Work Order to the front entry area and left a copy of Ordinance 102-158. Photos have been placed in File Bound and Body Cam Video has been placed in Evidence.

Count 2: Sec. 18.117 Acts declared unlawful

It shall be unlawful for any contractor, as defined in section 18-116, operating anywhere within the city, licensed individually or as a firm contractor, or any officers, directors or qualified representatives of a firm contractor to commit any on or more of the acts or omissions set forth in this section. It shall also be unlawful for any property owner to commit any one or more of the acts or omissions set forth in this section as it may pertain to property owner who directly employs to perform construction work at a property. Violations of this section by a property owner shall be subject to authority of the special master.

Sponsor: Mr. Ramsingh
Attachments:

- Attachments:** [KWTrim Works CEB 2.1.23 NOH](#)
[Case Details 1328 Duncan](#)
[22 00001451\(190399\) - NOTICES - STOP WORK ORDERS - NOTICES](#)
[22 00001451\(190399\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
[22 00001451\(190399\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
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[22 00001451\(190399\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
[22 00001451\(190399\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
[NOA and Motion for Continuance](#)

A motion was made by Mr. Waite, seconded by Mr. Milelli, that the Board does find an irreparable violation on two counts by Mr. Vaccaro of Key West Trim Works and to issue a fine of \$2,500 for each count with a \$100 administrative fee, and to issue a letter to the DBPR recommending license suspension. The motion failed with Mr. Waite voting for, and Mr. Milelli, Ms. Norris, and Chairman Castellanos voting against.

A motion was made by Ms. Norris, seconded by Mr. Waite, that the Board postpone this Item until the next Contractors Examining Board meeting. The motion failed with Mr. Waite voting for, and Mr. Milelli, Ms. Norris, and Chairman Castellanos voting against.

After passing the gavel to Vice-Chair Milelli, a motion was made by Chairman Castellanos, seconded by Ms. Norris, that the Board does find an irreparable violation on two counts by Mr. Vaccaro of Key West Trim Works, and that there be a \$3,000 fine per count with a \$100 administrative fee. The motion carried by the following vote:

- No: 1 - Mr. Waite
- Absent: 3 - Balbuena Sr, Mr. Chinnis, and Mr. Vazquez
- Yes: 3 - Mr. Milelli, Ms. Norris, and Chairman Castellanos

3 (Hearing)
 Case: #22-01291
 Address: 1235 Washington St.

Contractor: Divoll Construction, Inc.
(Richard Divoll)
Code Officer: Sean Davis

Date of Violation(s) 09/01/2022
Case: #22-01291 - Building Ordinance
Address: 1235 Washington St.

Code Violation:

Count 1: Sec. 14-37 Work performed beyond the scope of the issued permits

On September 1, 2022, during an area canvas City of Key West Code Compliance Officer Navarro and Sean Davis observed and photographed work being done that was over the scope of the permit (BLD2022-2338) that was posted at the subject property. The contractor (Divoll Construction Inc. -Richard Divoll) allowed us into the house and admitted that the entirety of the work (demoed the entire inside). The Chief Building Official confirmed that the work for the building permit (BLD2022-2338) and job value (\$2,000) was exceeded. A Stop Work Order was posted, and the contractor was advised to obtain the proper permits.

Sponsor: Mr. Ramsingh
Attachments:

- Attachments:** [Divoll Construction CEB 2.1.23 1235 Washington NOH](#)
[Case Details 1235 Washington St.](#)
[22 00001291\(189292\) - NOTICES - STOP WORK ORDERS - NOTICES](#)
[22 00001291\(189292\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
[22 00001291\(189292\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
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[22 00001291\(189292\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
[22 00001291\(189292\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)

A motion was made by Mr. Milelli, seconded by Mr. Waite, that the Board does find a violation of one count by Mr. Divoll of Divoll Construction Inc., and that there be a \$250.00 fine with a \$100.00 administrative fee. The motion carried by the following vote:

- Absent:** 3 - Balbuena Sr, Mr. Chinnis, and Mr. Vazquez
Yes: 4 - Mr. Milelli, Ms. Norris, Mr. Waite, and Chairman Castellanos

4 (Hearing)
Case: #22-01303
Address: 2302 N Roosevelt Blvd.

Contractor: Endless Land Management, Corp.
(Oscar Garcia)
Code Officer: Roman Stenko

Date of Violation(s) 9/03/2022
Case: #22-01303
Address: 2302 N Roosevelt Blvd.

Code Violations:

Count 1: Sec. 14-37 -Building without a permit

During an area canvas on Sunday September 4, 2022, City of Key West Code Compliance Officer Roman Stenko, observed and photographed workers applying coating on the asphalt without the benefit of a permit. Upon further investigation he found that the workers were working on behalf of (American Pavement Corp.) The American Pavement Corp. working under the (Endless Land Management Corp) by owner (Rodriguez, Yunion) statement. A Stop Work Order was posted and the workers advised to cease all further work until obtaining the proper permits.

Count 2: Sec. 18.117 Acts declared unlawful.

It shall be unlawful for any contractor, as defined in section 18-116, operating anywhere within the city, licensed individually or as a firm contractor, or any officers, directors or qualified representatives of a firm contractor to commit any one or more of the acts or omissions set forth in this section. It shall also be unlawful for any property owner to commit any one or more of the acts or omissions set forth in this section as it may pertain to a property owner who directly employs others to perform construction work at a property. Violations of this section by a perperty owner shall be subject to the authority of the special master.

Sponsor: Mr. Ramsingh
Attachments:

- Attachments:** [Endless Land Man CEB 2.1.23 2302 N Roosevelt NOH Case Details 2302 N Roosevelt](#)
[22 00001303\(189353\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
[22 00001303\(189353\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
[22 00001303\(189353\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
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[22 00001303\(189353\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
[22 00001303\(189353\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)

A motion was made by Mr. Waite, seconded by Mr. Milelli, that the Board does find a violation of two counts by Mr. Garcia of Endless Land Management Corp., and that there be a \$125.00 fine per count with a \$100.00 administrative fee. The motion carried by the following vote:

- Absent:** 3 - Balbuena Sr, Mr. Chinnis, and Mr. Vazquez
Yes: 4 - Mr. Milelli, Ms. Norris, Mr. Waite, and Chairman Castellanos

5 (Hearing)
 Case: #22-01545
 Address: 2908 Harris Ave.
 Contractor: FI Keys Contracting LLC
 (Anthony N Galvan)
 Code Officer: Paul Navarro

Date of Violation(s) 11/23/2022
 Case: #22-01545
 Address: 2908 Harris Ave.

Coded Violation:

Count 1: Sec. 14-37 - Work performed beyond the scope of the issued permit.

On November 23, During an area canvas on City of Key West Code Compliance Officer Sean Davis and Paul Navarro observed decking materials on front of the subject property. After being let into the property by the property owner we observed and photographed workers of FI Keys Construction LLC removing and installing new deck

boards and wrapping the foundation with tape as well as an outdoor shower being dismantled. The building Dept. records did not show any permits since 2016. A Stop Work Order was posted and we advised the qualifier (Anthony Galvan) of FI. Keys Contracting LLC and property owners to apply for all after the fact permits.

Sponsor: Mr. Ramsingh
Attachments:

- Attachments:** [FI. Keys Contracting CEB 2.1.23 2908 Harris Ave. NOH Case Details 2908 Harris Ave.](#)
[22 00001545\(190773\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
[22 00001545\(190773\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
[22 00001545\(190773\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
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[22 00001545\(190773\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
[22 00001545\(190773\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)

A motion was made by Mr. Waite, seconded by Ms. Norris, that the Board does find a violation of one count by Mr. Galvan of FL Keys Contracting LLC, and that there be a \$150.00 fine with a \$100.00 administrative fee. The motion carried by the following vote:

Absent: 3 - Balbuena Sr, Mr. Chinnis, and Mr. Vazquez

Yes: 4 - Mr. Millesi, Ms. Norris, Mr. Waite, and Chairman Castellanos

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(Hearing)
Case: #22-01373
Address: 1518 Laird St.
Contractor: JC Electric of the Florida Keys
(Juan Carlos Morales)
Code Officer: Paul Navarro

Date of Violation(s) 10/06/2022
Case: #22-01545 - Building Ordinance
Address: 1518 Laird St.

Code Violations:

Count 1: Sec. 14-37 - Building without a permit.

On October 6, 2022, City of Key West Code Compliance Officer Paul Navarro was informed by the Code Director (Jim Young) that he was notified that Key West Electric Inc. which is own by Jorge A Sanchez was hired and completed a project at 1518 laird St. and that they are

not licensed. The statement proposal that was executed under State License #ER 13013719 that belongs to JC Electric of the Florida Keys Inc (Juan Carlos Morales) was obtained by Code. JC Electric of the Florida Keys applied (BLD2022-2862) for the work at took place at the subject property, no permit issued, or inspections performed as of October 6, 2022. Upon further investigation I found a website and social media for Key West Electric Inc. advertising electrical work within Key West. It should be noted that he was not able to locate a State, County or City license or any other electrical qualifications for Key West Electric Inc. own by Jorge A. Sanchez. Because a electrical project was estimated and competed by the subject unlicensed contractor an Irreparable Notice of Code Violation/Administrative Hearing will be issued to him and to the allegedly licensed contractor vouching for his statement proposals and applying for the work.

Count 2: Sec. 18.117 Acts declared unlawful.

It shall be unlawful for any contractor, as defined in section 18-116, operating anywhere within the city, licensed individually or as a firm contractor, or any officers, directors or qualified representatives of a firm contractor to commit any one or more of the acts or omissions set forth in this section. It shall also be unlawful for any property owner to commit any one or more of the acts or omissions set forth in this section as it may pertain to property owner who directly employs others to perform construction work at a property. Violations of this section by a property owner shall be subjected to the authority of the special master.

Sponsor: Mr. Ramsingh

Attachments:

- Attachments:** [JC Electric of the Fl. Keys CEB 2.1.23 1518 Laird NOH](#)
 [Case Details 1518 Laird JC Electric](#)
 [22 00001373\(190180\) - NOTICES - NOTICE OF CONTINUED HEARING - NOTICES - DocID 1802639](#)
 [22 00001373\(190180\) - NOTICES - NOTICE OF CONTINUED HEARING - NOTICES - DocID 1805341](#)
 [22 00001373\(190180\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
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 [22 00001373\(190180\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)

A motion was made by Ms. Norris that the Board does find a violation of two counts by Mr. Morales of JC Electric of the Florida Keys, and that there be a \$200.00 fine with a \$100.00 administrative fee. The motion failed for lack of a second.

A motion was made by Mr. Waite, seconded by Mr. Milelli , that the Board does find an irreparable violation of two counts by Mr. Morales of JC Electric of the Florida Keys, and that there be a \$1,000.00 fine per count with a \$100.00 administrative fee, and to issue a letter to the DBPR recommending license suspension. The motion carried by the following vote:

No: 1 - Ms. Norris

Absent: 3 - Balbuena Sr, Mr. Chinnis, and Mr. Vazquez

Yes: 3 - Mr. Milelli, Mr. Waite, and Chairman Castellanos

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(Hearing)
 Case: #22-01598
 Address: 628 Grinnell St.
 Contractor: Project MGMT & Const Development LLC
 (Ireneusz Stanislaw Pluscinski)
 Code Officer: Sean Davis

Date of Violation(s) 12/08/2022
 Case: #22-01598 - Building Ordinance
 Address: 628 Grinnell St,

Code Violation:
 Count 1: Sec. 14-37 - Work performed beyond the scop of the issued permits.

On 12/08/2022 During an area canvas, City of Key West Compliance Officer Paul Navarro and Sean Davis observed and photographed not-permitted work being done at 628 Grinnell Street. The individuals conducting the work are employees of Project MGMT & Const Development LLC. The above contactor does have a permit for exterior renovations (siding patch repair (10 boards) and painting BLD2022-3441) however upon investigation it was determined the work being done was over the scope and required additional permits. Three rain gutters were removed with new ones ready for installation, as well as a concrete beam removed from the foundation of the house that will require replacement. They spoke to the owner's wife and informed her of the violations and the Stop Work Order. Mr. Navarro was later contacted by the contractor (Ireneusz Pluscinski) who stated he will apply for the proper permits tomorrow (Dec. 08, 2022). A Stop Work Order was secured to the front window. Evidence photos were placed in File Bound.

Sponsor: Mr. Ramsingh
 Attachments:

- Attachments:** [Project MGMT CEB 2.1.23 628 Grinnell NOH](#)
[Case Details 628 Grinnell MGMT](#)
[22 00001598\(191034\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
[22 00001598\(191034\) - PICS-VIDEO - PICTURES - PICS-VIDEO](#)
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A motion was made by Mr. Milelli, seconded by Ms. Norris, that the Board does find a violation of one count by Mr. Pluscinski of Project MGMT & Const Development LLC, and that there be a \$150.00 fine with a \$100.00 administrative fee. The motion carried by the following vote:

- Absent:** 3 - Balbuena Sr, Mr. Chinnis, and Mr. Vazquez
Yes: 4 - Mr. Milelli, Ms. Norris, Mr. Waite, and Chairman Castellanos

8 (Hearing)

Case: #22-01434
Address: 740 Windsor Lane
Contractor: Keys Top Construction Inc.
(Michael Hurd)
Code Officer: Roman Stenko

Date of Violation(s) 10/26/2022
Case: #22-01434 - Building Ordinance
Address: 740 Windsor Lane

Code Violation:

Count 1: Sec. 14-37 - Work performed beyond the scope of the issued permits.

On 10/26/2022 City of Key West Compliance Officer Roman Stenko opened Code Case #CC2022-01434. During inspection on the morning of 10/24/2022, Building Inspector Tarin Wright observed work being performed over the scope of permit (BLD2022-2045) at 740 Windsor Lane by Keys Top Construction. He spoke to the contractor on-site who was not aware of the additional work being performed (Exterior Hardie Board and interior plumbing?HVAC). He stated he would submit the scope of work revisions to the building Dept. that day (10/24/2022). A Stop Work Order was posted on site until permit revision was approved.

Sponsor: Mr. Ramsingh

Attachments:

[Attachments:](#) [Keys Top Construction CEB 2.1.23 740 Windor NOH](#)
[Case Details 740 Windor Ln](#)

A motion was made by Mr. Waite, seconded by Mr. Milelli, that the Board does find a violation of one count by Mr. Hurd of Keys Top Construction Inc., and that there be a \$150.00 fine with a \$100.00 administrative fee. The motion carried by the following vote:

Absent: 3 - Balbuena Sr, Mr. Chinnis, and Mr. Vazquez

Yes: 4 - Mr. Milelli, Ms. Norris, Mr. Waite, and Chairman Castellanos

Reports

Adjournment - 4:48 P.M.